



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
ACTION AGENDA
THURSDAY, APRIL 20, 2017**

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive in Auburn. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

Note: The Applicant or an authorized representative should be present in order to present information and/or testimony relative to the application. The Zoning Administrator may take whatever action he deems appropriate, whether or not the applicant or an authorized representative is present.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn, CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

PLACER COUNTY ZONING ADMINISTRATOR	
9:00 a.m. NO COMMENTS	PUBLIC COMMENT Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Zoning Administrator, matters <u>not included</u> on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Zoning Administrator.

<p>9:00 a.m. BD</p> <p>APPROVED</p>	<p>VARIANCE (PLN17-00048) LICUDINE VARIANCE SUPERVISORIAL DISTRICT 4 (UHLER) CATEGORICAL EXEMPTION</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Zackary and Chelsea Licudine, for the approval of a Variance to allow for a reduced front setback to 47-feet from the centerline of the traveled way, where 75-feet from the centerline of traveled way would normally be required, for a single-family dwelling; and to reduce the setback from the pond to the swimming pool to 20-feet from the high water line, where 50-feet from the high water line would normally be required. The subject property, Assessor's Parcel Number 035-111-028-000, comprises approximately 4.8 acres, is currently zoned RA-B-X 4.6 Acre Minimum (Residential Agricultural, combining Building Site of 4.6 Acre Minimum) and is located at 7255 Oak Pine Lane in the Granite Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(a) of the California Environmental Quality Act Guidelines and Section 18.36.050(A) of the Placer County Environmental Review Ordinance (Class 3 - New construction); and Section 15305(a) of the California Environmental Quality Act Guidelines and Section 18.36.070 (A)(1) of the Placer County Environmental Review Ordinance (Class 5 – Minor alterations in land use limitations). The Planning Services Division contact, Bianca Dinkler, can be reached by phone at (530) 745-3060 or by e-mail at bdinkler@placer.ca.gov.</p>
<p>9:10 a.m. BD</p> <p>APPROVED</p>	<p>VARIANCE (PLN17-00058) MCNAMARA VARIANCE SUPERVISORIAL DISTRICT 5 (MONTGOMERY) CATEGORICAL EXEMPTION</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Robert McNamara, for the approval of a Variance to allow for a reduced side setback to 5-feet 6-inches, where 20-feet would normally be required; and to reduce the rear setback to 6-feet, where 10-feet would normally be required, to allow for an approximately 675-square foot detached garage. The subject property, Assessor's Parcel Number 076-324-017-000, comprises approximately 41,260 square feet, is currently zoned RS-AG-B-100 (Residential Single Family, combining Agriculture, combining Building Site of 100,000 square feet minimum), and is located at 6253 Barbara Lane in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New construction of Accessory Structures); and Section 15305(a) of the California Environmental Quality Act Guidelines and Section 18.36.070 (A.1) of the Placer County Environmental Review Ordinance (Class 5 – Minor alterations in land use limitations). The Planning Services Division contact,</p>

	Bianca Dinkler, can be reached by phone at (530) 745-3060 or by e-mail at bdinkler@placer.ca.gov .
<p>9:20 a.m. BD</p> <p>APPROVED WITH MODIFICATION (REMOVE CONDITION 2)</p>	<p>VARIANCE (PLN17-00070) BUCK VARIANCE SUPERVISORIAL DISTRICT 5 (MONTGOMERY) CATEGORICAL EXEMPTION</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Michael Buck, for the approval of a Variance to allow for a reduced side setback to 25-feet, where 30-feet would normally be required, to allow for an approximately 1,200-square foot detached garage. The subject property, Assessor's Parcel Number 026-130-014-000, comprises approximately 1 acre, is currently zoned F-B-X 10 Acre Minimum (Farm, combining Building Site of 10 Acre Minimum) and is located at 9555 Hubbard Road in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New construction of Accessory Structures); and Section 15305(a) of the California Environmental Quality Act Guidelines and Section 18.36.070 (A.1) of the Placer County Environmental Review Ordinance (Class 5 – Minor alterations in land use limitations). The Planning Services Division contact, Bianca Dinkler, can be reached by phone at (530) 745-3060 or by e-mail at bdinkler@placer.ca.gov.</p>
<p>9:30 a.m. BD</p> <p>APPROVED</p>	<p>VARIANCE (PLN17-00088) BLACKWELL CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from applicant, DeAnn Marinello with Redline Installations, on behalf of the property owners, Lewis and Judy Blackwell, for the approval of a Variance to allow for a reduced front setback (north property line) to 16-feet from the edge of easement, where 50-feet from the edge of easement would normally be required; and to reduce the side setback (east property line) to 18-feet, where 30-feet would normally be required, to allow for the replacement of the existing 840-square foot single-family dwelling with a new 2,560-square foot manufactured home in the same general footprint. The subject property, Assessor's Parcel Number 076-061-023-000, comprises approximately 1.5-acres, is currently zoned RS-AG-B-100 (Residential Single Family, combining Agriculture, combining Building Site of 100,000 square feet minimum), and is located at 12100 Pye Lane in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New construction of Accessory Structures); and Section 15305(a) of the California Environmental Quality Act Guidelines and</p>

	<p>Section 18.36.070 (A.1) of the Placer County Environmental Review Ordinance (Class 5 – Minor alterations in land use limitations). The Planning Services Division contact, Bianca Dinkler, can be reached by phone at (530) 745-3060 or by e-mail at bdinkler@placer.ca.gov.</p>
<p>9:40 a.m. KKC</p> <p>APPROVED</p>	<p>VARIANCE (PLN17-00077) BOLANDER CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES)</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners Darwin and Margo Bolander for the approval of a Variance to allow a pool to be located 22 feet from the south side property line where 25 feet is normally required. The subject property, Assessor's Parcel Number 037-021-052-000, comprises approximately 3.0 acres, is currently zoned RA-B-100 (Residential Agriculture, combining a minimum Building Site of 100,000 square feet or a 2.3 acre minimum) and is located at 3461 Sugarloaf Mountain Road in the Loomis area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction of Accessory Structures). The Planning Services Division contact, Kally Keding-er-Cecil, can be reached by phone at (530) 745-3034 or by e-mail at kkedinge@placer.ca.gov.</p>
<p>9:50 a.m. NS</p> <p>APPROVED</p>	<p>MINOR USE PERMIT (PLN16-00440) CUSTOM GRADING, INC. ADDENDUM TO THE PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION (SCH#2008022116) SUPERVISORIAL DISTRICT 2 (WEYGANDT)</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Troy and Keri Scott for approval of a Minor Use Permit to construct an 8,000 square foot office/warehouse building and contractor's storage yard for Custom Grading, Inc. Site improvements include widening of Commercial Place, construction of a major road encroachment for access to the public roadway, construction of customer and employee parking areas, improvement of a one-acre outdoor storage yard, and incorporation of fencing and landscaping. The subject property, Assessor's Parcel Number 019-180-003-000, comprises approximately two acres and is currently zoned IN-AG-Dc (Industrial combining Agricultural combining Design Corridor) and is located at 5095 Commercial Place in Sheridan, CA. A Minor Use Permit was approved by the Zoning Administrator on April 3, 2008 and the applicant is seeking re-approval at this time. A Mitigated Negative Declaration was prepared for the project in accordance with CEQA and was adopted at the same time. The Planning Services Division contact, Nikki Streegan, can be reached by phone at (530) 745-3577 or by e-mail at nstreega@placer.ca.gov.</p>

10:00 a.m. AF APPROVED	MINOR USE PERMIT (PLN17-00078) SCP TEMPORARY OUTDOOR STORAGE YARD SUPERVISORIAL DISTRICT 2 (WEYGANDT) CATEGORICAL EXEMPTION <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Borges Architectural Group on behalf of the property owner, John L. Sullivan, for approval of a Minor Use Permit to allow construction of a 4,700 square foot temporary outdoor storage yard. The subject property, Assessor's Parcel Number 017-070-039-000 and 017-063-017, comprises approximately 27.68 acres, is currently zoned INP-Dc (Industrial Park, combining Design Corridor) and is located at 3830 Cincinnati Avenue in the Rocklin area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15304 of the CEQA Guidelines and Section 18.36.060 of the Placer County Environmental Review Ordinance (Class 4 – Minor Alterations to Land). The Planning Services Division contact, Alex Fisch, can be reached by phone at (530) 745-3081 or by e-mail at afisch@placer.ca.gov.</p>
<p align="center">ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
10:30 a.m. NT APPROVED	MINOR LAND DIVISION EXTENSION OF TIME (PMLD-76077) LEMKE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES) <p>Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from property owner, Dora Lemke, for the approval of an Extension of Time for a Minor Land Division that was originally approved on February 10, 2004. The Minor Land Division involves the subdivision of an existing 5 acre parcel into 2 parcels (2.6 and 2.4 acres each). The subject property, Assessor's Parcel Number 036-082-014-000 is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and is located at 4334 Canterbury Lane, in the Loomis area. The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with Section 15315 of the CEQA Guidelines and Section 18.36.170 of the Placer County Environmental Review Ordinance (Class15 – Minor land divisions). The Planning Services Division contact, Nick Trifiro, can be reached by phone at (530) 745-3069 or by e-mail at NTrifiro@placer.ca.gov.</p>

10:35 a.m. PRC APPROVED	MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00041) MVWP CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor's Parcel Numbers 110-051-043-000, 110-051-024-000, 110-051-023-000, 110-060-069-000, and 110-040-020-000 to reconfigure the subject parcels. The properties are zoned TPZ (Timberland Production) and are located in the Truckee area.
10:36 a.m. PRC APPROVED	MINOR BOUNDARY LINE ADJUSTMENT (PLN16-00424) HARMON AND COLEMAN CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor's Parcel Numbers 063-021-059-000 to reconfigure the subject parcel. The property is zoned RF (Residential Forest) and is located at 31235 Lincoln Road in the Gold Run area.
10:37 a.m. PRC APPROVED	MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00062) MARTIS 25 CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor's Parcel Numbers 020-167-065-000, 020-167-079-000 and 020-167-081-000 to reconfigure the subject parcels. The properties are zoned RM-B-X-Ds 20 AC. MIN. PD = 5.8. (Residential Multi-Family combining Design Sierra, combining minimum Building Site of 20 acres, combining a Planned Development of 5.8 dwelling units per acre) and are located on 19510 Glades Court in the Truckee area.
10:38 a.m. PRC APPROVED	MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00014) WEBB-MALFATTI CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor's Parcel Numbers 074-180-037-000 to reconfigure the subject parcel. The property is zoned RS-AG-B-40 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet) and is located at 16636 Deerwood Lane in the Meadow Vista area.
10:39 a.m. PRC APPROVED	MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00001) SUDDJIAN CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor's Parcel Numbers 073-170-057-000 to reconfigure the subject parcel. The property is zoned C2-Dc (General Commercial, combining Design Scenic Corridor) and is located at 17950 Applegate Road in the Applegate area.
10:40 a.m. PRC APPROVED	MINOR BOUNDARY LINE ADJUSTMENT (PLN17-000105) BUSSELL CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 (WEYGANDT) Minor Boundary Line Adjustment on Assessor's Parcel Number 018-070-

	071-000 to reconfigure the subject parcel. The property is zoned F-B-X-10 AC. MIN. (Farm, combining minimum Building Site of 10 acres) and is located in the Sheridan area.
10:41 a.m. PRC APPROVED	CERTIFICATE OF COMPLIANCE (PLN17-00096) GLEASON SUPERVISORIAL DISTRICT 2 (WEYGANDT) County review of the history of Assessor's Parcel Number 017-020-029-000 make a statement as to the compliance with the Subdivision Map Act (i.e., this is a legally created, saleable piece of land). Subject parcel is zoned F-B-X 80 AC. MIN. (Farm ,combining minimum Building Site of 80 acres) and is located at 6495 W. Sunset Blvd, in the Roseville area.
10:42 a.m. PRC APPROVED	CERTIFICATE OF COMPLIANCE (PLN17-00089) ACM NORTHSTAR HOLDINGS CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor's Parcel Number 114-020-003-000 to make a statement as to the compliance with the Subdivision Map Act (i.e., this is a legally created, saleable piece of land). Subject parcel is zoned RM-B-X-Ds 20 AC. MIN. PD = 5.8. (Residential Multi-Family combining Design Sierra, combining minimum Building Site of 20 acres, combining a Planned Development of 5.8 dwelling units per acre) and is located at 13051 Ritz Carlton Highlands Drive, in the Truckee area.
10:43 a.m. PRC APPROVED	CERTIFICATE OF COMPLIANCE (PLN17-00113) BREEDLOVE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES) Minor Boundary Line Adjustment on Assessor's Parcel Number 042-031-006-000 to make a statement as to the compliance with the Subdivision Map Act (i.e., this is a legally created, saleable piece of land). Subject parcel is zoned RA-B-100. (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and is located in the Newcastle area.